

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 951214- P

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 0.596 ACRES OF LAND, FROM "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 10401 JOLLYVILLE ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "LO-CO" Limited Office district-Conditional Overlay combining district to "LO-CO" Limited Office district-Conditional Overlay combining district on the property described in File C14-95-0150, as follows:

0.596 acres of land, said 0.596 acres of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,
[hereinafter referred to as the "Property"]

locally known as 10401 Jollyville Road, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property:

(a) Administrative and business offices,	(n) Day care services (limited),
(b) Art and craft studio (limited),	(o) Day care services (general),
(c) Communications services,	(p) Day care services (commercial),
(d) Medical offices,	(q) Hospital services (limited),
(e) Professional office,	(r) Local utility services,
(f) Software development,	(s) Private primary educational facilities,
(g) Special use historic,	(t) Private secondary educational facilities,
(h) Club or lodge,	(u) Public primary educational facilities,
(i) College and university facilities,	(v) Public secondary educational facilities, and,
(j) Communication service facilities,	(w) Safety services.
(k) Community recreation (private),	
(l) Community recreation (public),	
(m) Counseling services,	
2. Vehicular access to the Property from Jollyville Road shall be permitted from the construction of one driveway approach along Jollyville Road.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "LO" Limited Office base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

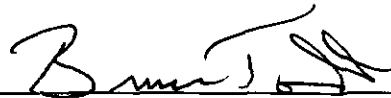
CITY OF AUSTIN, TEXAS

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

_____, December 14, 1995

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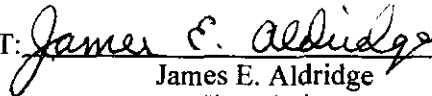
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

14Dec95
ME/jj

014-95-0150
D.W.

CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

FIELD NOTES

FIELD NOTES FOR A 0.5965 ACRE (25,984 SQ. FT.) TRACT BEING A PORTION OF LOTS 1 AND 2 NORTH HILLS CENTER A SUBDIVISION RECORDED IN BOOK 88 PAGE 182 AND 183 PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" pin found on the East R.O.W. of Jollyville Road and at the Northwest corner of Lot 1 Oakview Section 2 a subdivision recorded in Book 80 Page 259 Plat Records of Travis County, Texas also being the Southwest corner of said Lot 1 North Hills Center for the Southwest corner of the herein described tract and the **POINT OF BEGINNING**.

THENCE with the East R.O.W. of Jollyville Road the following two (2) courses.

- 1) N 3° 21' 13" E at 129.75 feet passing the Northwest corner of Lot 1 of said North Hills Center and the Southwest corner of Lot 2 of said North Hills Center in all a total of 223.79 feet to a 1/2" pin found at a point of curve to the right.
- 2) With said curve to the right whose elements are Delta = 2° 13' 44", R = 925.70', L = 36.01' and whose Chord bears N 4° 29' 36" E, 36.01 feet to a 1/2" pin found at the Northwest corner of said Lot 2 and the Southwest corner of Lot 3 of said North Hills Center for the Northwest corner of the herein described tract.

THENCE S 84° 56' 22" E with the South line of said Lot 3 and the North line of said Lot 2 a distance of 100.00 feet to a point on the common line of said Lots 2 and 3 for the Northeast corner of the herein described tract.

THENCE through the interior of said Lots 1 and 2 the following two (2) courses.

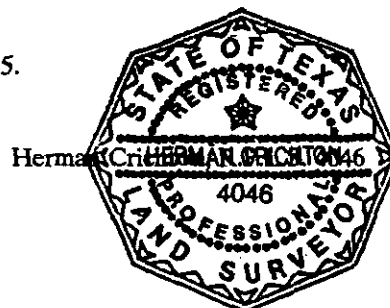
- 1) With a curve to the left whose elements are Delta = 2° 20' 50", R = 825.70', L = 33.83', and whose Chord bears S 4° 30' 02" W, 33.82 feet to a point.
- 2) S 3° 21' 13" W at 95.97 feet passing the common line of said Lots 1 and 2 in all a total of 225.86 feet to a point on the North line of Lot 1 of said Oakview Section 2 also being the South line of said Lot 1 North Hills Center for the Southeast corner of the herein described tract.

THENCE N 84° 53' 28" W with the North line of said Lot 1 Oakview Section 2 and the South line of said Lot 1 North Hills Center 100.05 feet to the **POINT OF BEGINNING** and containing 0.5968 acre more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 5th day of December, 1995.

Herman Crichton



"Exhibit A"

PO#: 951214P

Ad ID#: CLQZ0K200

Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Jeff Rosenberg

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

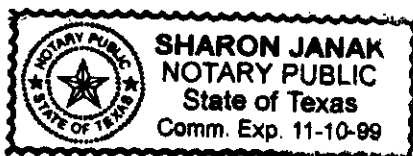
Date (s): December 22nd, 1995

Class: 9980 Lines: 21 Cost: \$47.04

and that the attached is a true copy of said advertisement.

Jeff Rosenberg

SWORN AND SUBSCRIBED TO BEFORE ME, this the 22nd day of Dec, 1995.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

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MAYOR BRUCE TODD
AUSTIN, TEXAS